

Document #4616

6/6/85

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MEMORANDUM

June 6, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: EDITH NETTER, ASSISTANT DIRECTOR FOR LAND USE AND
ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

*except to
7752 netter
mtg*

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on thirty-one zoning petitions have been prepared by Authority staff for referral to the Board of Appeal.

<u>Referral</u>	<u>Recommendation</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Residential conversions	10	3	1	1
Major new housing or rehabilitation	2		1	
Residential (building expansions, subdivisions, etc.)	3	1		
Parking; gas stations; repair garages		2		
Industrial; chemical storage				
Institutional	1			
Commercial; office; business	2	1		1
Hotels; restaurants				
Signs	1		1	

We recommend approval of ten residential conversions:

- Z-7677. 73 Elm Street, Charlestown. Residential unit will replace store.
- Z-7683. 43 School Street, Charlestown. Two family occupancy consistent with neighborhood residential character.
- Z-7687. 11 Robin Hood Street, Dorchester. Vacant structure will be rehabilitated for sale to low-moderate income residents.
- Z-7690. 154 Bigelow Street, Brighton. Two family occupancy compatible with residential neighborhood.
- Z-7696. 18 Sawyer Terrace, Allston. Abutters have no objection to one family dwelling and electrolysis office.

- Z-7698. 6 Prescott Street, Hyde Park. Two family occupancy consistent with mixed two and multi-family residential street.
- Z-7757. 60 Louis Prang Street, Boston. Basement apartment existing. Substantial renovation has improved property.
- Z-7770. 1540-1542 Tremont Street, Roxbury. Four apartments and post office existing for many years.
- Z-7699. 202 West Brookline Street, Boston. Reduced occupancy (larger unit) desirable and compatible with residential neighborhood.
- Z-7684- 147-147R Grampian Way, Dorchester. Occupancy compatible with
7685. two and three family neighborhood.

We approve two new housing-rehabilitation referrals:

- Z-7709. 11 Woodcliff Street, Roxbury. Site of former St. John-St. Hughes Church and school will be developed for 55 much needed elderly housing units.
- Z-7733- 707-173 East Sixth Street, South Boston. Four rental apartment
7736. units consistent with residential neighborhood.

We recommend approval of three residential building expansions, subdivisions referrals:

- Z-7681. 32-34 Dickenson Road, Brighton. Enclosure of second floor rear porch. Violation technical.
- Z-7695. 14-16 Coniston Road, Roslindale. New enclosed porches will enhance two family residence.
- Z-7701. 44 Franclaire Drive, West Roxbury. Enclosed porch will aid handicapped elderly person.

We recommend approval of one institutional referral:

- Z-7750. 2599-2601 Beacon Street, Brighton. New grandstand and box seats will replace existing ones. Garage replaces surface parking. General community support.

We recommend approval of two commercial, office, business referrals:

- Z-7693. 30-32R Lincoln Street, Brighton. Office addition compatible with predominantly commercial uses on street.
- Z-7704. 393 Commonwealth Avenue, Brighton. Fence to be constructed in front of professional office building.

We recommend approval of one hotel, restaurant referral.

- Z-7703. 145H-145 Charles Street, Boston. Additional restaurant space. No adverse impact.

We recommend denial of seven referrals:

- Z-7689. 4 Cazenove Street, Boston. Headhouse addition inappropriate and contrary to architectural integrity of structure and street.
- Z-7688. 1250 Boylston Street, Boston. Expansion of gas station is inappropriate. Proposal does not meet requirements for conditional use.
- Z-7691. 26 Gardena Street, Brighton. Proposed three family occupancy inconsistent with residential two family district.
- Z-7700. 120-122 King Street, Dorchester. Conversion to six family dwelling in excessive and contrary to three family neighborhood.
- Z-7702. 207 Porter Street, East Boston. Parking lost inappropriate and undesirable. Residents opposed.
- Z-7710. 332 Bremen Street, East Boston. Community has long standing opposition to additional airport related facilities.
- Z-7708. 30 Ridgcrest Drive, West Roxbury. Six family occupancy and two additions excessive and inappropriate.

We recommend denial without prejudice of three referrals:

- Z-7692. 155-205 Lincoln Street, Boston. Petitioner should submit sign plans to Authority for comprehensive design review.
- Z-7705. 944 VFW Parkway, West Roxbury. Proposed twelve clustered town houses are excessive.
- Z-7706. 95 Warren Avenue, Hyde Park. Petitioner should meet with neighborhood to resolve their concerns about proposed three family occupancy.

We recommend deferral of two referrals.

- Z-7686. 27 Union Wharf, Boston. Appellant must meet with Authority to ensure plans are consistent with Harborpark goals.
- Z-7707. 326 Cambridge Street, Boston. Community-developer review of proposed five-story office building is currently in progress.

BOARD OF APPEAL REFERRALS

June 6, 1985

Hearing

- | | | | |
|-----|-------------|---------|--|
| 1. | Z-7677 | 6/11/85 | Richard Therberge
73 Elm Street, Charlestown |
| 2. | Z-7681 | 6/11/85 | Pasquale DiSpena
32-34 Dickinson Road, Brighton |
| 3. | Z-7683 | 6/11/85 | Richard E. Green
43 School Street, Charlestown |
| 4. | Z-7684-7685 | 6/11/85 | Nora F. and John M. Moran
147-147R Grampian Way, Dorchester |
| 5. | Z-7686 | 6/11/85 | Richard N. Thielen
27 Union Wharf, Boston |
| 6. | Z-7687 | 6/11/85 | Roxbury Multi Service Center
11 Robin Hood Street, Dorchester |
| 7. | Z-7688 | 6/11/85 | Sun Refining and Marketing Co.
1250 Boylston Street, Boston |
| 8. | Z-7689 | 6/11/85 | Philip A. and Renate L. Ricardi
4 Cazenove Street
Boston |
| 9. | Z-7690 | 6/11/85 | Arnold Ulbrich
154 Bigelow Street
Brighton |
| 10. | Z-7691 | 6/11/85 | Zivka Popovski
26 Gardena Street
Brighton |
| 11. | Z-7692 | 6/11/85 | Teradyne INC.
155-205 Lincoln Street, Boston |
| 12. | Z-7693 | 6/11/85 | Boston Lock & Safe Co.
30-32R Lincoln Street, Brighton |
| 13. | Z-7695 | 6/11/85 | Ionnis Aspropotamitis
14-16 Coniston Road, Roslindale |
| 14. | Z-7696 | 6/18/85 | Kenneth L. Bates
18 Sawyer Terrace, Allston |
| 15. | Z-7691 | 6/11/85 | Joseph Lombardi
6 Prescott Street, Hyde Park |

BOARD OF APPEAL REFERRALS

June 6, 1985
continuedHearing

16.	Z-7699	6/18/85	James G. Bournazos 2020 West Brooklin Street Boston
17.	Z-7700	6/18/85	Alec Huber 120-122 King Street, Dorchester
18.	Z-7701	6/18/85	Mary G. Howard 44 Franclaire Drive, W. Roxbury
19.	Z-7702	6/18/85	Nicholas A. Yebba 207 Porter Street East Boston
20.	Z-7703	6/18/85	Linda Schmid Konnersman, Trustee 145H-145 Charles Street, Boston
21.	Z-7704	6/18/85	Dexter House Trust 393 Commonwealth Avenue, Boston
22.	Z-7705	6/18/85	Morgan Associates, Ltd. 944 VFW Parkway, W. Roxbury
23.	Z-7706	6/18/85	Stavros S. Frantzis 95 Warren Avenue, Hyde Park
24.	Z-7707	6/18/85	Coulouras Revocable Trust 326 Cambridge St., Boston
25.	Z-7708	6/18/85	Joseph Giavangelo 30 Ridgecrest Drive, W. Roxbury
26.	Z-7709	6/18/85	Roman Catholic Archdiocese of Boston 11 Woodcliff Street, Boston
27.	Z-7710	6/11/85	R and S Realty Trust 332 Bremen Street, E. Boston
28.	Z-7733-7736	6/18/85	Albert Whelan adn Thomas Connoly 707-713 E. Sixth St., S. Boston
29.	Z-7750	6/18/85	Trustees of Boston College 2599-2601 Beacon St., Brighton
30.	Z-7757	6/18/85	Paladac Realty Trust 60 Louis Prang Street, Boston
31.	Z-7770	6/11/85	McCarthy Associates 1540-1542 Tremont Street, Roxbury

Board of Appeal Referrals

June 6, 1985

Hearing: 6/11/85 Z-7677
Richard Theberge
73 Elm Street
Charlestown

Site: 2½-story structure

District(s): Local business, (L-1)

Purpose: Change occupancy to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

There is no record of legal occupancy. Residential unit will replace store. No response from abutters.

VOTED: In reference to petition Z-7677, Richard Theberge, 73 Elm St, Charlestown, for a forbidden use and three variances for change of occupancy to two-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans for exterior changes be submitted to the Authority for design review approval. There is no record of legal occupancy. Residential unit will replace former store.

2-1677

73 ELM ST.

CHARLESTOWN



Board of Appeal Referrals 6/6/85

Hearing: 6/11/85 Z-7681
Pasquale DiSpena
32-34 Dickinson Road
Brighton

Site: 2½-story structure - two-family dwelling

District(s): Residential, two-family (R-.5)

Purpose: Enclose rear porch.

Violation(s): Insufficient rear yard.

Petition proposes enclosure of second-floor rear porch. Violation is technical. Abutter supports proposal.

VOTED: In reference to petition Z-7681, Pasquale DiSpena, 32-34 Dickinson Road, Brighton, for variance to enclose rear porch of two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted for design review approval. Petition proposes enclosure of second-floor rear porch. Violation is technical.

Z-7681 - 32-34 DICKINSON ST. BRIGHTON



Z-7681 32-34 DICKENSON ST. BRIGHTON

Board of Appeal Referrals 6/6/85

Hearing: 6/11/85 Z-7683
Richard E. Green
43 School Street
Charlestown

Site: 2½-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and open space.

Two-family occupancy is consistent with character of residential neighborhood. No response from abutters.

VOTED: In reference to petition Z-7683, Richard E. Green, 43 School Street, Charlestown, for forbidden use and two variances for change of occupancy from one- to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans for any exterior changes be submitted to the Authority for design review. Two-family occupancy is consistent with character of residential neighborhood. There is adequate off-street parking.



Z-7683

43 SCHOOL ST.

CHARLESTOWN

Board of Appeal Referrals

6/6/85

Hearing: 6/11/85 Z-7684-7685
Nora F. and John M. Moran
147-147R Grampian Way
Dorchester

Site: two 2½-story structures

District(s): Residential, two-family (R-.5) (and single family (S-.5)

Purpose: Combine buildings for three-family occupancy; erect 2½-story addition.

Violation(s): Three-family dwelling is forbidden use.

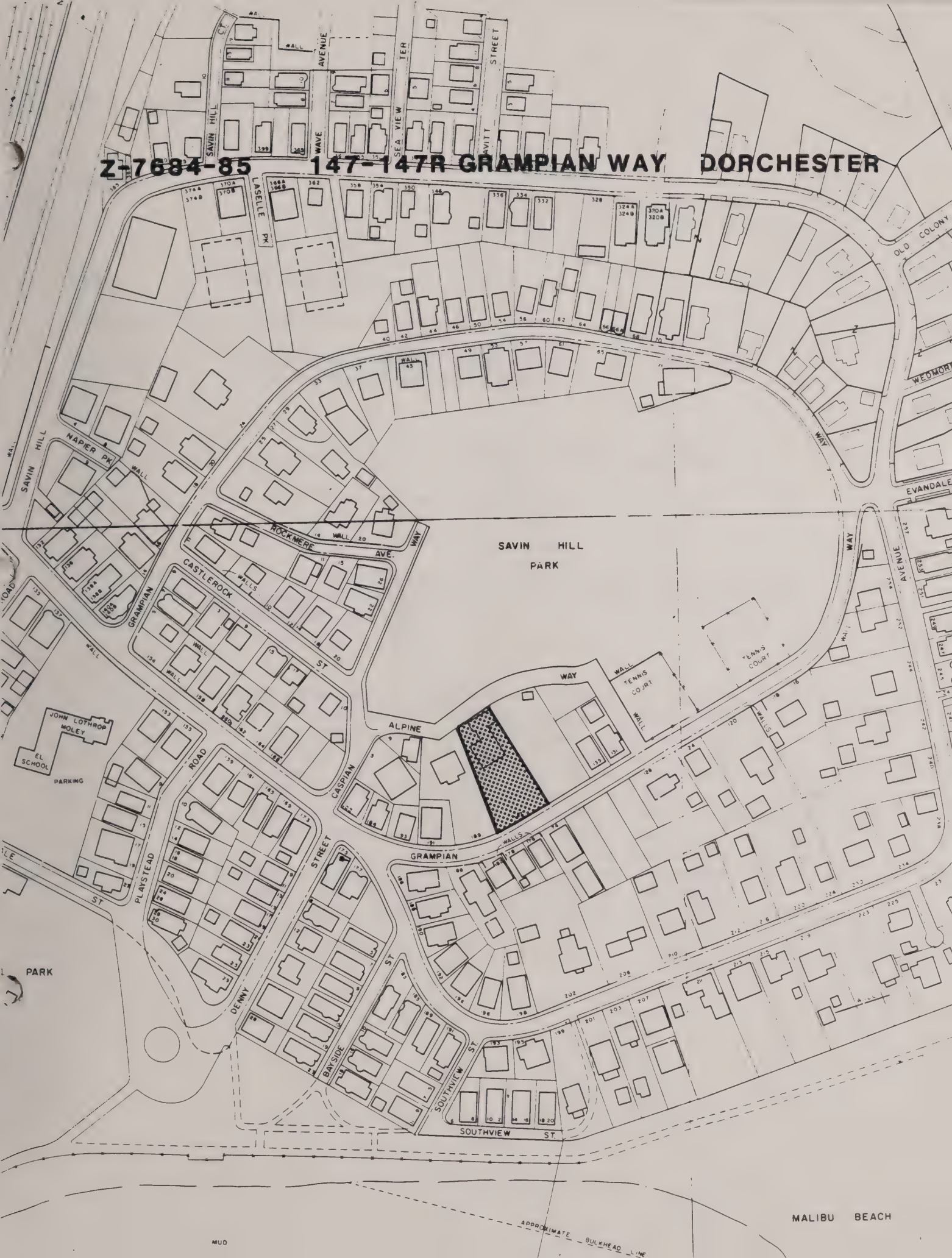
Insufficient lot area, width, side and rear yards.

Excessive floor area ratio, building height and number of stories.

Addition will connect existing dwelling and barn for three-family structure. Occupancy will be compatible with two- and three-family neighborhood.

VOTED: In reference to petitions Z-7684-7685, Nora F. and John M. Moran, 147-147R Grampian Way, Dorchester, for a forbidden use and twelve variances to combine buildings for three-family occupancy and erect 1½-story addition in single family and residential (S-.5 and R-.5) districts, the Boston Redevelopment Authority recommends approval only with following provisos:
That petitioner must provide parking access via Grampian Way, not Alpine Way; that plans be submitted to the Authority for design review approval. Use of Alpine Way, a small, unpaved private way, would have an adverse impact on direct abutter and residents of Caspian Way.

Z-7684-85 147-147R GRAMPIAN WAY DORCHESTER



MALIBU BEACH

Board of Appeal Referrals 6/6/85

Hearing: 6/11/85 Z-7686
Richard N. Thielen
27 Union Wharf
Boston

Site: 2½-story structure

District(s): Manufacturing (M-2)

Purpose: Change occupancy from offices to single-family dwelling; erect deck addition.

Violation(s): Semi-detached dwelling is forbidden use.
Insufficient rear yard.

Proposal is generally consistent with residential development in waterfront area; however, plans must be reviewed for consistency with Harbopark goals.

VOTED: In reference to petition Z-7686, Richard N. Thielen, 27 Union Wharf, Boston, for a forbidden use and a variance for change of occupancy from offices to single-family dwelling in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends deferral of decision. Proposal is generally consistent with residential development in waterfront area; however, Authority must review plans for deck with proponent to ensure that there is no conflict between deck addition and Harbopark goals for extension of continuous public walkway along the Boston waterfront.



7-7686

27 UNION WHARF BOSTON

Hearing: 6/11/85 Z-7687
Roxbury Multi Service Center
11 Robin Hood Street
Dorchester

Site: 2½-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

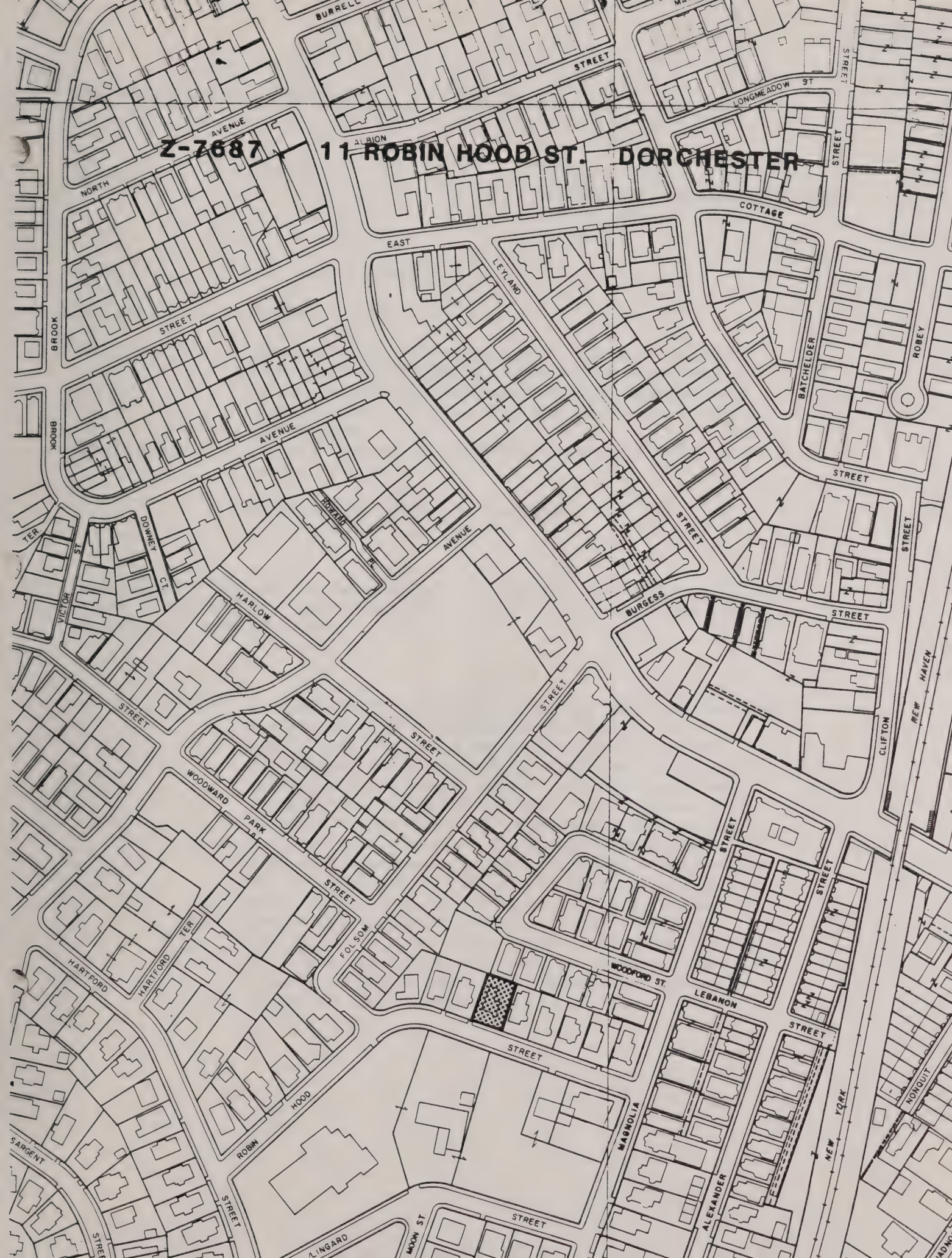
Insufficient lot area.

Vacant structure will be rehabilitated from one to two units for sale to low-moderate income residents.

VOTED: In reference to petition Z-7687, Roxbury Multi Service Center, 11 Robin Hood Street, Dorchester, for forbidden use and variance for change of occupancy from one- to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal is made by the Roxbury Multi Service Center in conjunction with the City of Boston Urban Homesteading Program to rehabilitate vacant structure from one to two units for sale to low-moderate income residents. Proposed use is compatible with residential character of neighborhood.

Z-7687

11 ROBIN HOOD ST. DORCHESTER



Board of Appeal Referrals

6/6/85

Hearing: 6/11/85

Z-7688

Sun Refining and Marketing Company
1250 Boylston Street
Boston

Site: Gas service station

District(s): General business (B-2)

Purpose: Erect minimart convenience store, install three new 8000-gallon fiberglass underground gasoline storage tanks, install 1000-gallon fiberglass underground waste oil tank, install four new self-service gasoline pump islands.

Violation(s): Gasoline service station and accessory dumpster are conditional uses.

Dumpster not allowed in rear yard.

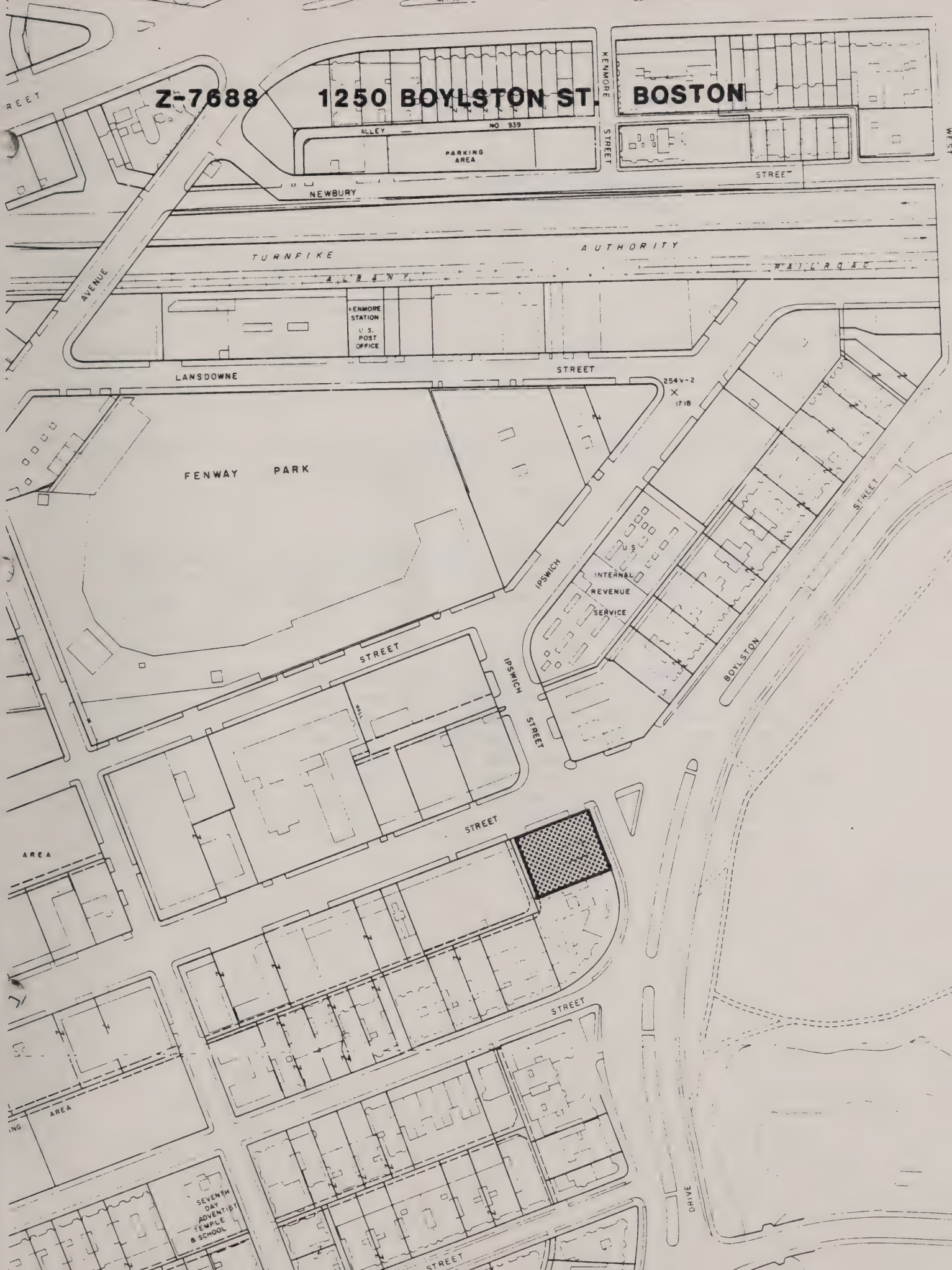
Expansion of this use is inappropriate, as several gas stations already exist in the area and on Boylston Street and a residential property immediately abuts the site.

VOTED: In reference to petition Z-7688, Sun Refining and Marketing Company, 1250 Boylston Street, Boston, for two conditional uses and a variance to erect minimart convenience store and install three new 8000-gallon fiberglass underground gasoline storage tanks and one 1000-gallon underground waste oil tank and four new self-service gasoline pump islands in a general business (B-2) district, the Boston Redevelopment Authority recommends denial. Expansion of gas station use is inappropriate, as several gas stations already exist in the area and on Boylston Street, and a residential property immediately abuts the site. Also abutting is a 24-hour convenience store. Additional 24-hour service in this area would be excessive and a nuisance to this area. Residents have expressed opposition to expansion.

Z-7688

1250 BOYLSTON ST.

BOSTON



Board of Appeal Referrals 6/6/85

Hearing: 6/11/85 Z-7689
Philip A. and Renate L. Ricardi
4 Cazenove Street
Boston

Site: Three-story structure

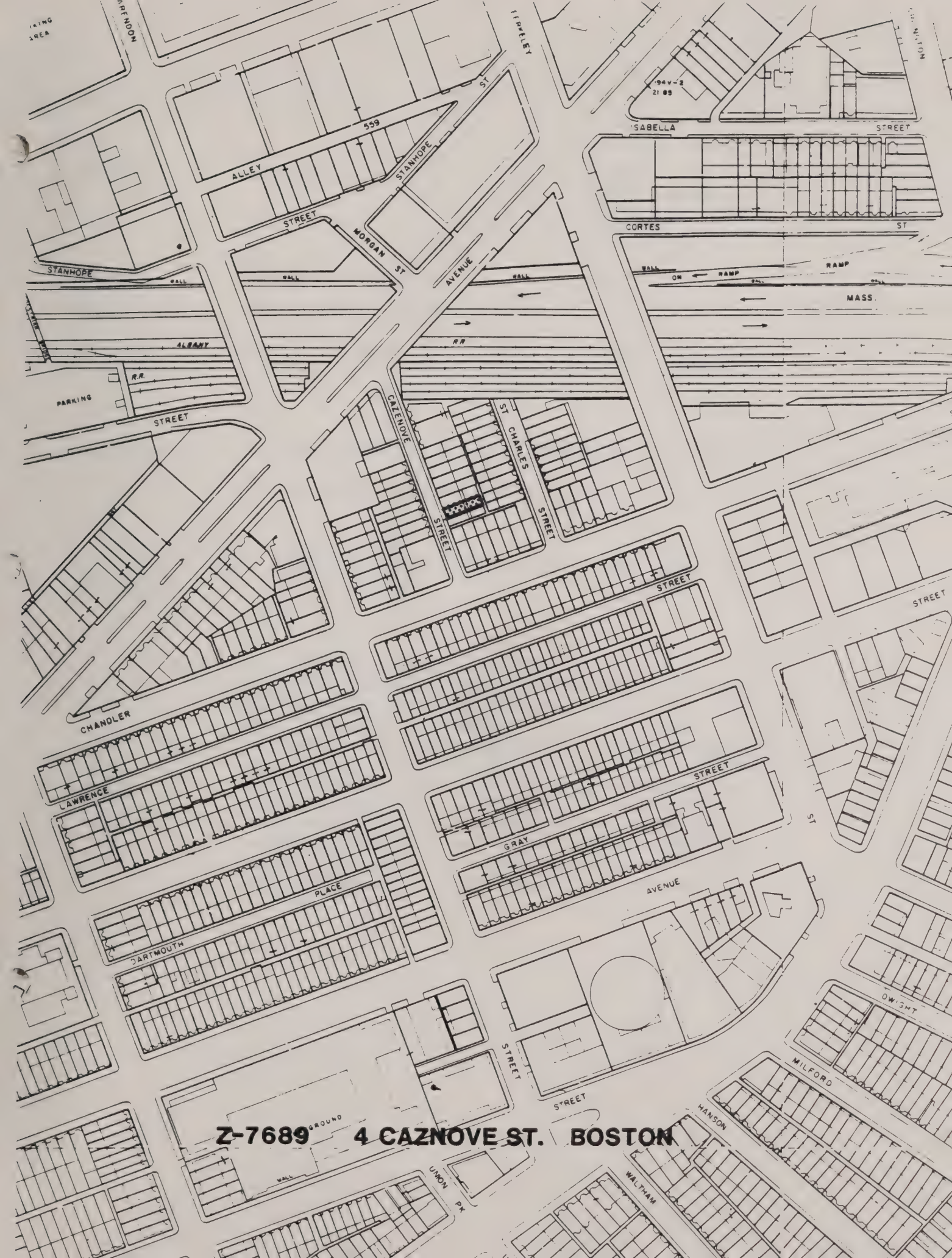
District(s): Apartment (H-3)

Purpose: Erect roof deck and headhouse additions to two-family dwelling

Violation(s): Stairway headhouse is conditional in restricted roof structure district.

Stairway access headhouse addition is detrimental to the architectural integrity of this structure and to the roof-scape. South End Historical Society is opposed.

VOTED: In reference to petition Z-7689, Philip A. and Renate L. Ricardi, 4 Cazenove Street, Boston, for conditional use to erect roof deck and headhouse additions to two-family dwelling in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Stairway architectural integrity of this structure and to the roofscape. South End Historical Society is opposed.



Z-7689 4 CAZNOVE ST. BOSTON

Board of Appeal Referrals 6/6/85

Hearing: 6/11/85 Z-7690
Arnold Ulbrich
154 Bigelow Street
Brighton

Site: Two-story structure

District(s): Single family (S-.5)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and front yard.

Proposed occupancy is consistent with one- and two-family residential neighborhood.

VOTED: In reference to petition Z-7690, Arnold Ulbrich, 154 Bigelow Street, Brighton, for a forbidden use and two variances for change of occupancy from one- to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposed occupancy is compatible with one- and two-family residential neighborhood. Original appeal was for three-family, which was opposed by neighbors. Current two-family proposal is result of negotiations with community, which is generally supportive of this compromise.



Z-7690

154 BIGELOW ST.

BRIGHTON

Board of Appeal Referrals

6/6/85

Hearing: 6/11/85 Z-7691
Zivka Popovski
26 Gardena Street
Brighton

Site: 2½ story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling, legalize one-story addition.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, width, frontage, open space, side and rear yards.

Excessive floor area ratio and building height.

Assessing records indicate that there are actually four units in building. Conversion was done without benefit of building permit. Neighborhood opposition exists.

VOTED: In reference to petition Z-7691, Zivka Popovski, 26 Gardena St, Brighton, for forbidden use and eight variances for change of occupancy from two- to three-family dwelling and legalize one story addition in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Change in number of units has already been completed without benefit of a building permit. Assessing records confirm that there are actually four existing units, in the building. Abutters are opposed to this petition. Four units are excessive density for this neighborhood.



Z-7691 26 GARDENA ST. BRIGHTON

Board of Appeal Referrals

6/6/85

Hearing: 6/11/85 Z-7692
Teradyne, INC.
155-205 Lincoln Street
Boston

Site: Five-story structure

District(s): Manufacturing (M-8)

Purpose: Erect sign.

Violation(s): Height of sign is excessive.

Construction of flat sign, "Teradyne", over 25 feet above grade.

VOTED: In reference to petition Z-7692, Teradyne, INC., 155-205 Lincoln Street, Boston, for a conditional use to erect flat sign in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends denial without prejudice. Petitioner should submit sign plans to the Authority for comprehensive sign design review in accordance with Section 11-2 of the Zoning Code.

Z-7692 155-205 LINCOLN ST. BOSTON



Board of Appeal Referrals 6/6/85

Hearing: 6/11/85 Z-7693
Boston Lock & Safe Co.
30-32r Lincoln Street
Brighton

Site: One-story structure

District(s): Local business (L-1)

Purpose: Erect one-story addition to locksmith shop.

Violation(s): At variance with previous Board of Appeal decision.

Insufficient rear yard and off-street parking.

Street is predominantly commercial and light industrial.

VOTED: In reference to petition Z-7693, Boston Lock & Safe Co., 30-32r Lincoln Street, Brighton, for three variances to erect one-story addition to locksmith shop in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with provisos that plans, with particular attention to location of addition be submitted to the Authority for design review approval and that petitioner purchase or lease land to provide required off-street parking. Office addition will be compatible with predominantly commercial uses on street.



Z-7693

155-205 LINCOLN ST. BRIGHTON

Board of Appeal Referrals 6/6/85

Hearing: 6/18/85 Z-7695
Ioannis Aspropotamitis
14-16 Coniston Road
Roslindale

Site: 2½-story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect two-story porch addition to two-family dwelling.

Violation(s): Insufficient rear yard.

Existing two-story porch structure is to be replaced by new enclosed porches. Neighbors support proposal.

VOTED: In reference to petition Z-7695, Ioannis Aspropotamitis, 14-16 Coniston Road, Roslindale, for a variance to erect two-story porch addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. New enclosed porches will improve and enhance two-family residence.



Z-7695 14-16 CONISTON ROAD ROSLINDALE

Board of Appeal Referrals 6/6/85

Hearing: 6/18/85 Z-7696
Kenneth L. Bates
18 Sawyer Terrace
Allston

Site: 2½-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two-family dwelling to one-family dwelling and professional office.

Violation(s): Electrolysis office is forbidden use.

Abutters have no objection to electrolysis office use.

VOTED: In reference to petition Z-7696, Kenneth L. Bates, 18 Sawyer Terrace, Allston, for a forbidden use for change of occupancy from two-family dwelling to one-family dwelling and professional office in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: That there be no signs; that operation be conducted by appointment only; that there be no employees other than appellant; that use extend to appellant only and expire upon sale, lease, rental, or other disposition of property.



Z-7696

8 SAWYER TERR.

ALLSTON

Board of Appeal Referrals 6/6/85

Z-7698
Joseph Lombardi
6 Prescott Street
Hyde Park

Hearing: 6/11/85

Site: 2½ story structure

District(s): Single family and local business (S-.5 and L-.5)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area, front, side, rear yards.

Two family occupancy would be consistent with mixed two- and multi-family street. No response from abutters.

VOTED: In reference to petition Z-7698, Joseph Lombardi, 6 Prescott St, Hyde Park, for a forbidden use and four variances for change of occupancy from one- to two-family dwelling in single-family and local business (S-.5 and L-.5) districts, the Boston Redevelopment Authority recommends approval with proviso that plans for any exterior changes be submitted to the Authority for design review approval. Two-family occupancy would be compatible with mixed two- and multi-family residential street.



Z-7698

6 PRESCOTT ST. HYDE PARK

PRAGUE

POND

Board of Appeal Referrals 6/6/85

Hearing: 6/18/85 Z-7699
James G. Bournazos
202 West Brookline Street
Boston

Site: Five-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy to six apartments.

Violation(s): Dwelling converted for more families is conditional use.

Insufficient open space and off-street parking.

There is no record of legal occupancy. Existing dwelling is two-family dwelling. Proposed six one-bedroom units would create excessive density. Larger units and smaller number of units would be more appropriate and compatible with residential neighborhood.

VOTED: In refernce to petition Z-7699, James G. Bournazos, 202 West Brookline St, Boston, for a conditional use and two variances for change of occupancy to six apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval only with the following provisos:
That number of units be reduces; that there be no excavation of front yard; that roof deck comply with code regulations; that plans inclusive of these provisos be submitted to the Authority for design review approval. Larger and fewer units would be more desirable and compatible with residential neighborhood.



Z-7699

202 WEST BROOKLINE ST.

BOSTON

Board of Appeal Referrals 6/6/85

Hearing: 6/18/85

Z-7700
Alec Huber
120-122 King Street
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from three- to six-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space, off-street parking.

Conversion to six-family dwelling is excessive and contrary to predominant by three-family residential area.

VOTED: In reference to petition Z-7700, Alec Huber, 120-122 King Street, Dorchester, for forbidden use and three variances for change of occupancy from three- to six-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Conversion to six-family dwelling is excessive and contrary to predominant by three-family area. Residents are adamantly opposed. Parking, congestion, water and sewer problems are concerns.



Board of Appeal Referrals 6/6/85

Hearing: 6/18/85 Z-7701
Mary G. Howard
44 Franclaire Drive
West Roxbury

Site: 2½ story structure

District(s): Single family (S-.3)

Purpose: Erect rear porch addition to one-family dwelling

Violation(s): Rear yard is insufficient

Enclosed porch would aid handicapped elderly person.

VOTED: In reference to petition Z-7701, Mary G. Howard, 44 Franclaire Drive, West Roxbury, for variance to erect rear porch addition to one-family dwelling in a single family (S-.3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Additon would aid handicapped elderly person.

Z-7701 44 FRANCLAIRE DRIVE WEST ROXBURY



Board of Appeal Referrals 6/6/85

Hearing: 6/18/85 Z-7702
Nicholas A. Yebba
207 Porter Street
East Boston

Site: Vacant land - 52,305 square feet

District(s): Apartment (H-1)

Purpose: Use premises for parking lot and storage of rental vehicles.

Violation(s): Storing of rental vehicles is forbidden use.
Parking lot is forbidden use.
Insufficient front, side and rear yards.

Petitioner operates car rental agency on Orleans Street. Proposed lot would be used for parking of employee and overflow rental vehicles. Residents opposed.

VOTED: In reference to petition Z-7702, Nicholas A. Yebba, 207 Porter Street, East Boston, for two forbidden uses and four variances to use premises for parking lot and storage of rental vehicles in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Petitioner operates car rental agency on Orleans Street. Proposed lot would be used for parking of employee and overflow rental vehicles. Resident are adamantly opposed. Concerns are: Expansion of existing rental facility, additional traffic, hazardous conditions, acute vehicular congestion on Porter Street.



Z-7702

207 PORTER ST. EAST BOSTON

Board of Appeal Referrals 6/6/85

Hearing: 6/18/85 Z-7703
Linda Schmid Konnersman,
Trustee
145H-145 Charles Street
Boston

Site: Four-story structure

District(s): Local business (L-2-65)

Purpose: Change occupancy from four apartments and restaurant to three-family dwelling and restaurant, erect one-story addition.

Violation(s): Restaurant is conditional use.
Excessive floor area ratio.
Insufficient rear yard.

Addition will provide additional restaurant space. Beacon Hill Civic Association is not opposed.

VOTED: In reference to petition Z-7703, Linda Schmid Konnersman, Trustee, 245H-145 Charles Street, Boston, for a conditional use and two variances for change of occupancy from four apartments and restaurant to three-family dwelling and restaurant and erect one-story addition in a local business (L-2-65) district, the Boston Redevelopment Authority recommends approval. Addition will provide additional restaurant space. Adjacent properties will not be adversely affected.



Z-7703

145 CHARLES ST. BOSTON

Board of Appeal Referrals 6/6/85

Hearing: 6/18/85 Z-7704
Dexter House Trust
393 Commonwealth Avenue
Boston

Site: Five-story structure

District(s): Apartment (H-3-65)

Purpose: Erect 6'7" fence.

Violation(s): Fence may not exceed five feet above grade.

Fence, relocated from Gardner Museum, will be erected in front of professional office building. Back Bay Architectural Commission has granted approval.

VOTED: In reference to petition Z-7704, Dexter House Trust, 393 Commonwealth Ave, Boston, for a variance to erect 6'7" fence in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval. Fence, relocated from Gardner Museum, will be erected in front of professional office building. Back Bay Architectural Commission has granted certificate of appropriateness.



Z-7704

393 COMMONWEALTH AVE. BOSTON

Board of Appeal Referrals 6/6/85

Hearing: 6/18/85 Z-7705
Morgan Associates, Ltd.
944 VFW Parkway
West Roxbury

Site: 44,000 square feet of land

District(s): Single family (S-.5)

Purpose: Erect 12-unit apartment structure.

Violation(s): Multifamily dwelling is forbidden use.
Insufficient lot area and rear yard.

Site located below end of Capital Street and Park Lane Drive. Proposed number of clustered Townhouses (condominiums) are too dense. Abutters' initial response has been negative.

VOTED: In reference to petition Z-7705, Morgan Associates, Ltd., 944 VFW Parkway, West Roxbury, for a forbidden use and two variances to erect a twelve-unit apartment structure in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Site is below end of Capital Street and Park Lane Drive. Proposed number of clustered townhouses is too dense. Abutters' initial reaction has been negative. Developer has scheduled meeting with community.

Z-7705

944 V F W PARKWAY - WEST ROXBURY

ST. JOSEPH'S
CEMETERY

VETERANS

OF
FOREIGN

WARS

FARRAGUT

ELLSWOOD

CAPITAL

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Board of Appeal Referrals 6/6/85

Hearing: 6/18/85 Z-7706
Stavros S. Frantzis
95 Warren Avenue
Hyde Park

Site:

District(s): Single family (S-.3)

Purpose: Change occupancy from two- to three-family dwelling.

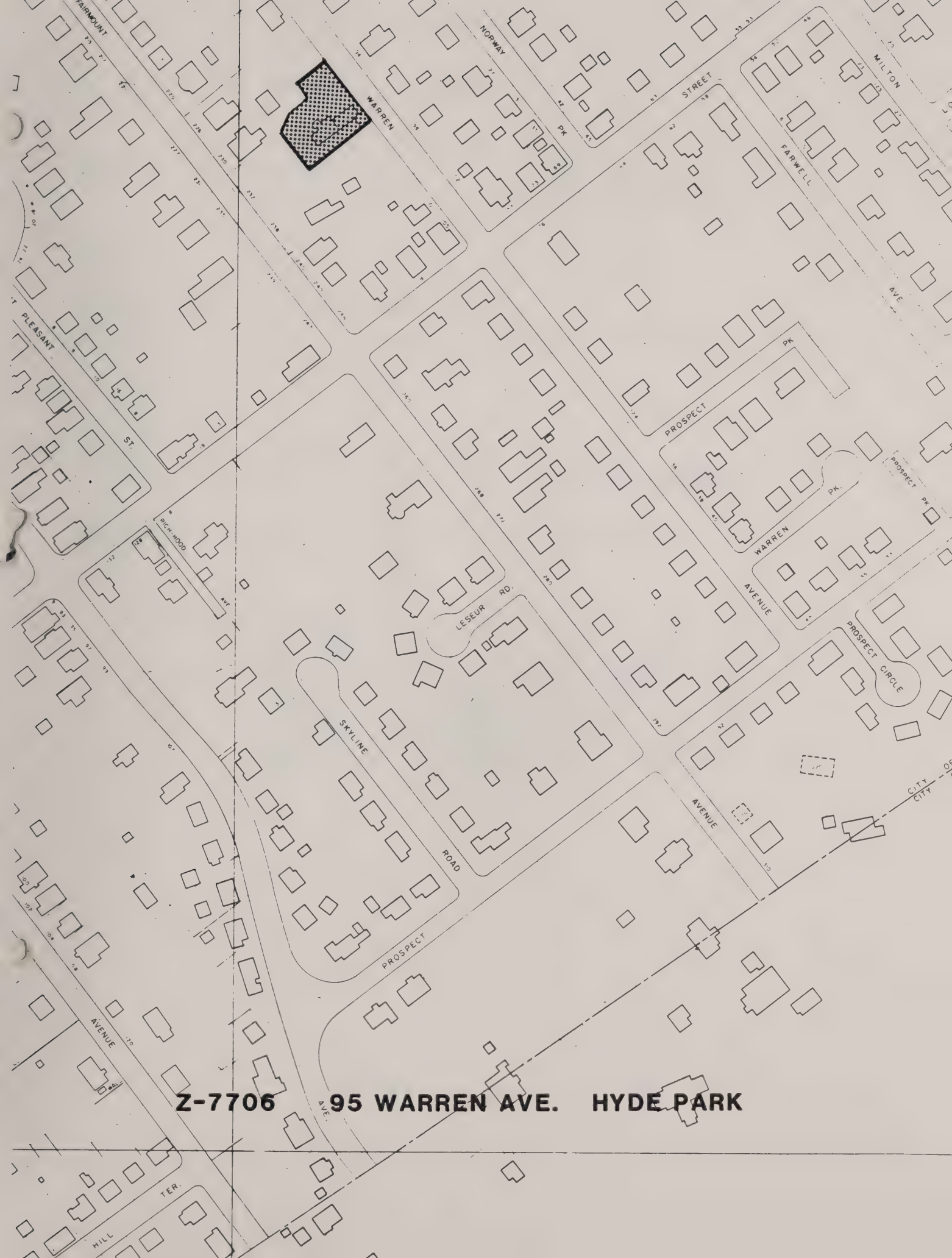
Violation(s): At variance with previous Board of Appeal
decision.

Dwelling converted for more families is forbidden
use.

Insufficient lot area.

Neighborhood is one- and two-family. Proposal would set an
unwanted and detrimental precedent. Residents have expressed
opposition.

VOTED: In reference to petition Z-7706, Stavros S.
Frantzis, 95 Warren Avenue, Hyde Park, for a
forbidden use and two variances for change of
occupancy from two- to three-family dwelling in
a single family (S-.3) district, the Boston
Redevelopment Authority recommends denial without
prejudice. Proposal would set an unwanted and
detrimental precedent. Petitioner should meet
with residents and civic groups to address and
resolve their concerns.



Z-7706

95 WARREN AVE. HYDE PARK

Board of Appeal Referrals 6/6/85

Hearing: 6/18/85 Z-7707
Coulouras Revocable Trust
326 Cambridge St.
Boston

Site:

District(s): Local business (L-2-65)

Purpose: Erect six-story office retail structure

Violation(s): Excessive floor area ratio.

Insufficient rear yard and parapet setback.

Community-developer review is currently in progress.

VOTED: In refererence to petition Z-7707, Coulouras Revocable Trust, 326 Cambridge Street, Boston, for three variances to erect six-story office-retail structure in a local business (L-2-65) district, the Boston Redevelopment Authority recommends deferral of decision. Community-developer review is currently in progress. Major community concers are building height and MBTA red line noise impact.

Z-7707

326 CAMBRIDGE ST. BOSTON



Board of Appeal Referrals 6/6/85

Hearing: 6/18/85 Z-7708
Joseph Giavangelo
30 Ridgecrest Drive
West Roxbury

Site: 2½-story structure

District(s): Residential, two-family and single family (R-.5 and S-.5)

Purpose: Change occupancy from four to six apartments; erect two two-story additions.

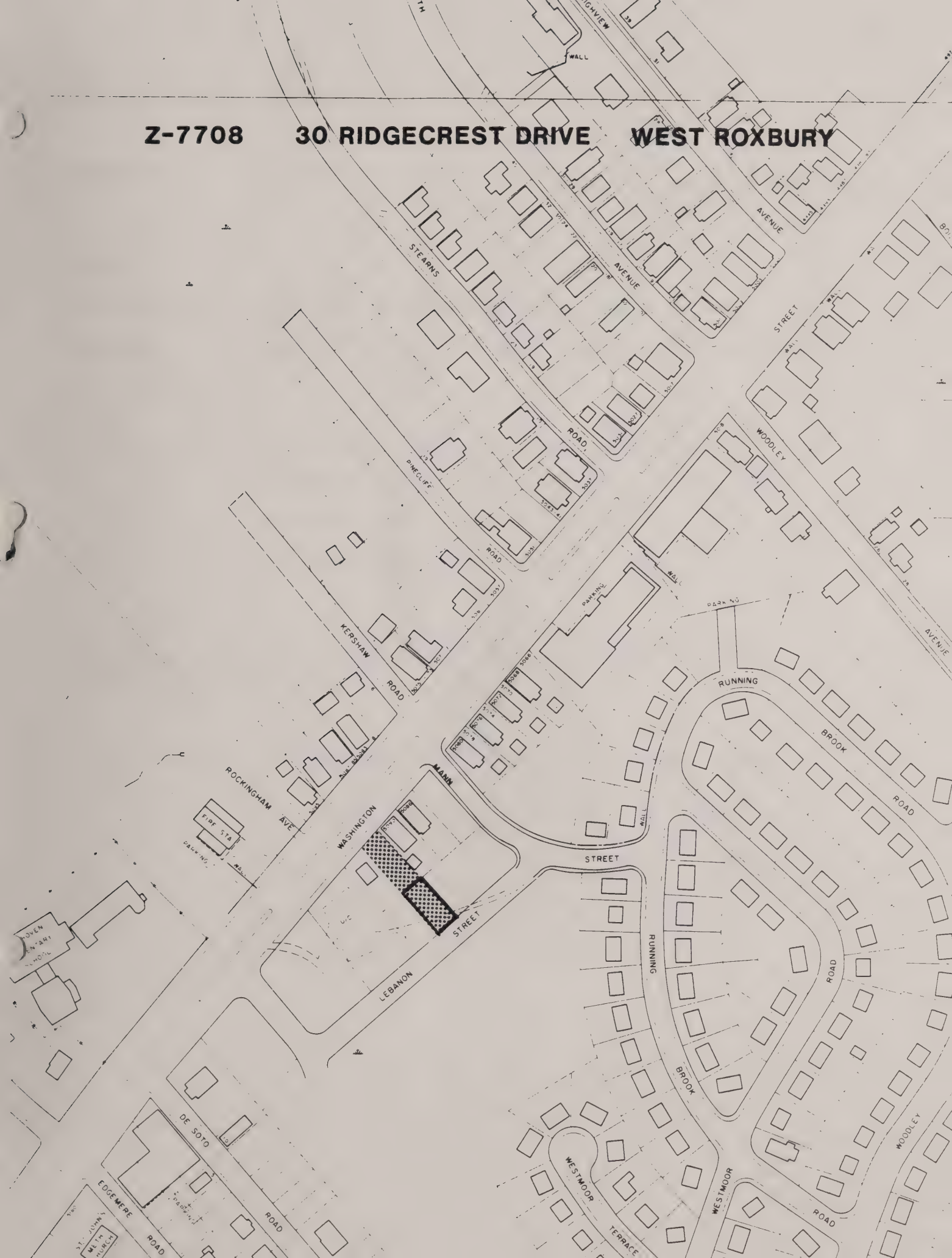
Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and front yard.
Excessive floor area ratio.

VOTED: In reference to petition Z-7708, Joseph Giavangelo, 30 Ridgecrest Drive, West Roxbury, for a forbidden use and three variances for change of occupancy from four to six apartments and erect two two-story additions in single-family and residential (S-.5 and R-.5) districts, the Boston Redevelopment Authority recommends denial. In 1982 Board Appeal with Authority concurrence approved change of occupancy from two- to four-family dwelling and erection of two-story addition. Proposed six-family occupancy and two two-story additions as indicated on submitted plot plan are excessive. Petition does not comply with code requirements for variance.

Z-7708

30 RIDGECREST DRIVE

WEST ROXBURY



Board of Appeal Referrals 6/6/85

Hearing: 6/18/85 Z-7709
Roman Catholic Archdiocese
of Boston
11 Woodcliff Street
Roxbury

Site:

District(s): Apartment (H-1) and local business (L-1)

Purpose: Erect five-story, 55-unit elderly apartment structure.

Violation(s): Parking not allowed in front yard.

Insufficient lot area, open space, front yard.

Off-street parking.

Excessive floor area ratio.

Site of former St. John's and St. Hugh's church and school.
Proposed Cardinal Medeiros Manor will provide much-needed
elderly housing units.

VOTED: In reference to petition Z-7709, Roman Catholic Archdiocese of Boston, 11 Woodcliff St, Roxbury, for seven variances to erect five-story, 55-unit elderly apartment structure in apartment and local business (H-1 and L-1) districts, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposed Cardinal Medeiros Manor will provide much-needed elderly housing units and will enhance the area.



Z-7709

11 WOODCLIFF ST.

ROXBURY

Board of Appeal Referrals 6/6/85

Hearing: 6/11/85 Z-7710
R and S Realty Trust
332 Bremen Street
East Boston

Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from packing plant (olives) to offices.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-7710, R and S Realty Trust, 332 Bremen Street, East Boston, for variance for change of occupancy from packing plant to offices in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. Building currently displays sign indicating that use is a freight service, which would make this a conditional use. East Boston community has long-standing opposition to additional Airport-related facilities. Other major concerns are severe traffic congestion and parking conditons on Bremen Street.



Z-7710 332 BREMEN ST. EAST BOSTON

PLANE

PARKING

Board of Appeal Referrals 6/6/85

Hearing: 6/18/85 Z-7733-7736
Albert Whelan and Thomas Connolly
707-713 East Sixth Street
South Boston

Site: 5625 square feet of land

District(s): Apartment (H-1-50)

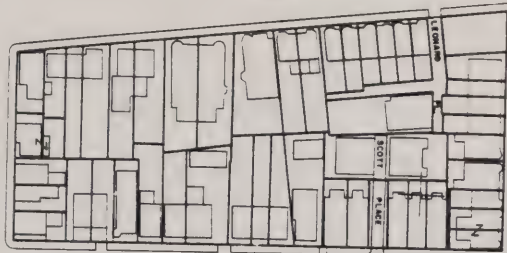
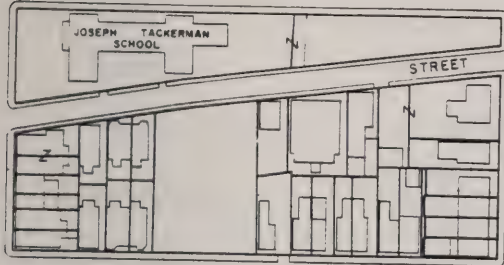
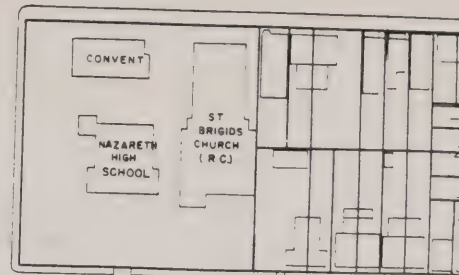
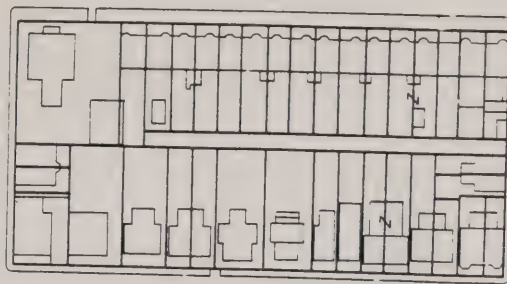
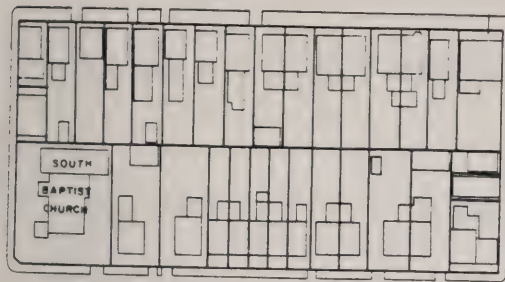
Purpose: Erect four one-family row structures.

Violation(s): Insufficient lot area and front yard.

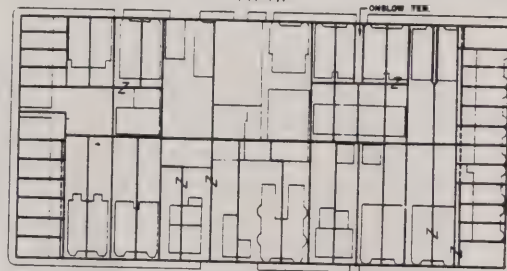
Residents support proposal.

VOTED: In reference to petitions Z-7733-7736, Albert Whelan and Thomas Connolly, 707-713 East Sixth Street, South Boston, for eight variances to erect four one-family row structures in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following proviso: That plans be submitted to the Authority for design review approval. Vacant land will be developed for four rental apartment units consistent with residential nature of the neighborhood.

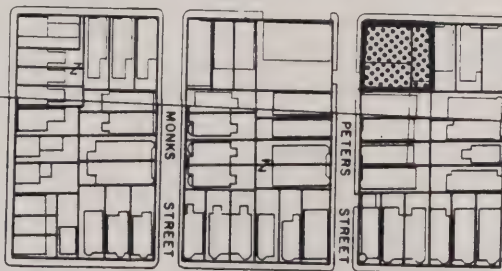
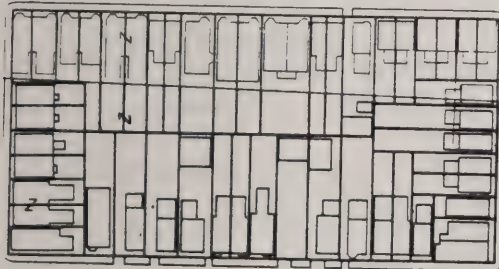
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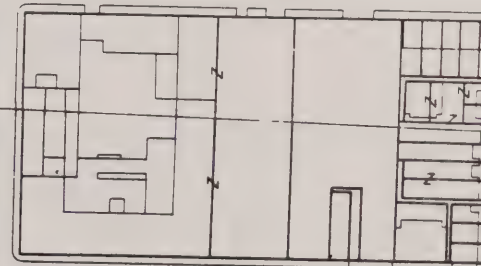
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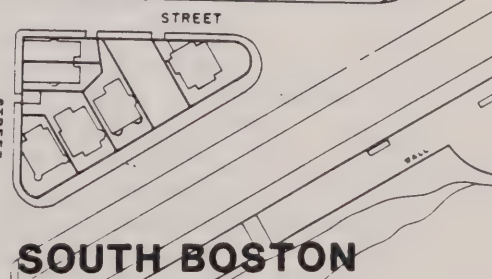
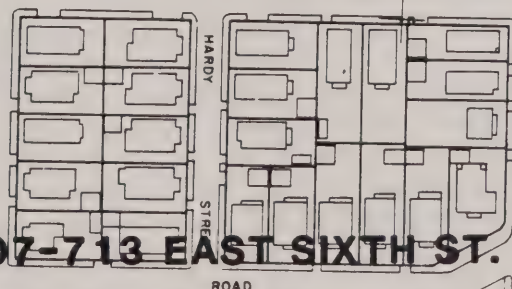
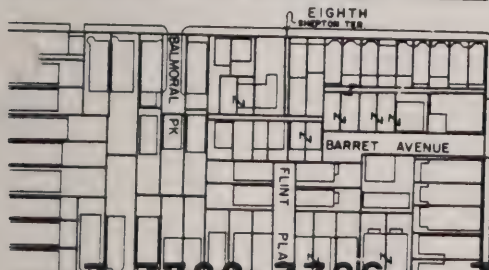
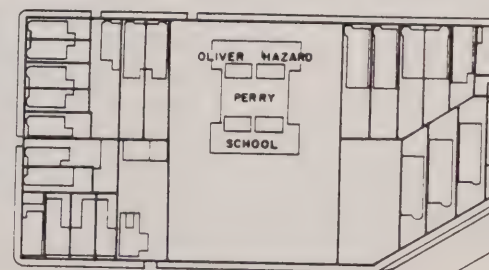
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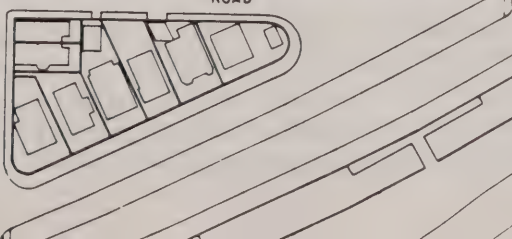


STREET

Z-7733-7736

707-713 EAST SIXTH ST.

SOUTH BOSTON



ROAD

STREET

BULLHEAD

Board of Appeal Referrals 6/6/85

Hearing: 6/18/85 Z-7750
Trustees of Boston College
2599-2601 Beacon Street
Brighton

Site: College complex

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from garage to parking facility, grandstand, stadium; erect three-story addition to parking facility; erect 7480 grandstand seats and 320 box seats on roof of parking facility.

Violation(s): Alteration of conditional use.
University uses are conditional.
Alteration of nonconforming structure.
Insufficient side yard. Excessive height of structure.
Variance with previous Board of Appeal decision.
Parking facility within 25 feet of lot line.
Parking garage is forbidden use.

New grandstand and box seats will replace existing seating; garage will replace surface parking. Garage has general support of community, which has extensively reviewed project.

VOTED: In reference to petition Z-7750, Trustees of Boston College, 2599-2601 Beacon Street, Brighton, for one forbidden use, three conditional uses and three variances for change of occupancy from garage to parking facility, grandstand, stadium, erect 7480 grandstand seats and 320 box seats addition to parking facility in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that garage, stadium, and landscaping plans be submitted to the Authority for design review approval, that within the next sixty days petitioner submit to the Authority location and development schedule for housing and recreational facilities, a traffic study report indicating additional parking needs and intersection improvements, a progress report of meetings with Allston-Brighton community concerning adoption of programs which will serve and benefit the area, and submission of a proposal for payment in-Lieu-of taxes with the City of Boston covering a campus wide contribution for the cost of various city services of which such agreement will further incorporate the cost impacts of future development in accordance with the master plan to be submitted.

The stadium/garage plans were recently presented to the community at a public meeting sponsored in Allston by The Institutional Expansion Board. A number of concerns were raised about future development of recreation and dormitory facilities. There was no major opposition to the stadium/garage project.



Z-7750

2599-2601 BEACON ST.

BRIGHTON

Board of Appeal Referrals

6/6/85

Hearing: 6/18/85

Z-7757

Paladac Realty Trust
60 Louis Prang Street
Boston

Site: Three-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from three to four apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area ratio.

Insufficient open space.

Substantial revovation has improved property. Basement apartment existed prior to current owner's purchase of property.

VOTED: In reference to petition Z-7757, Paladac Realty Trust, 60 Louis Prang Street, Boston, for a forbidden use and two variances for change of occupancy from three to four apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Substantial renovation has improved property. Basement apartment existed prior to current owner's purchase of property. Nearby public park mitigates open space deficiency.



Z-7757 60 LOUIS PRANG ST. BOSTON

Board of Appeal Referrals 6/6/85

Hearing: 6/11/85

Z-7770
McCarthy Associates
1540-1542 Tremont Street
Roxbury

Site: Three-story structure

District(s): Local business(L-1)

Purpose: Change occupancy from two-family dwelling,
retail store, dentist office to four apartments
and post office.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area and open space.

Existing condition for many years. Post office serves Mission
Hill Community.

VOTED: In reference to petition Z-7770, McCarathy
Associates, 1540-1542 Tremont St, Roxbury, for
forbidden use and two variances for change of
occupancy from two-family dwelling, retail
store, dentist office to four apartments and
post office in a local business (L-1) district,
the Boston Redevelopment Authority recommends
approval. Existing condition for many years.
Post office serves Mission Hill community.



Z-7770

1540-1542

TREMONT ST.

ROXBURY